Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 Luck Street, Eltham Vic 3095

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|-------------|-----|-----------|------|--------|--------|--|--|
| Range betweer | \$795,000 | | & | | \$850,000 | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$1,241,000 | Pro | operty Type | Hou | se | | Suburb | Eltham | | |
| Period - From | 25/11/2023 | to | 24/11/2024 | | So | urce | REIV | | | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 8/36 Livingstone Rd ELTHAM 3095 | \$730,000 | 22/11/2024 |
| 2 | 1/21 Frank St ELTHAM 3095 | \$840,000 | 21/08/2024 |
| 3 | 4/1228 Main Rd ELTHAM 3095 | \$800,000 | 25/07/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/11/2024 10:58



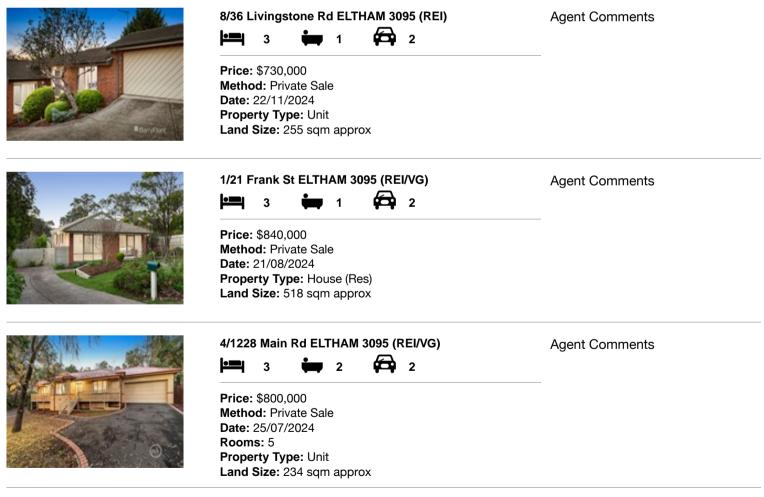






Property Type: House Land Size: 278 sqm approx Agent Comments Indicative Selling Price \$795,000 - \$850,000 Median House Price 25/11/2023 - 24/11/2024: \$1,241,000

Comparable Properties



Account - Barry Plant | P: (03) 9431 1243



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